

Title 33: PROPERTY
Chapter 1: CONTRACTS FOR SALE OF REAL ESTATE

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Maine Revised Statutes
Title 33: PROPERTY
Chapter 1: CONTRACTS FOR SALE OF REAL ESTATE

§1. TERMINATION DATE

All contracts entered into for the sale or transfer of real estate and all contracts whereby a person, company or corporation becomes an agent for the sale or transfer of real estate shall become void in one year from the date such contract is entered into unless the time for the termination thereof is definitely stated.

§2. SPECIFIC PERFORMANCE AFTER DEATH OF SELLER

If a person, who has contracted in writing to convey real estate, dies before making the conveyance, the other party may file a complaint in the Superior Court to enforce specific performance thereof against the personal representative, the successors to the decedent's property which is subject to the contract if no administration has occurred, or to the distributees of that property, if the action is commenced within 3 years from the first appointment of a personal representative or from the time when he is entitled to such conveyance, but not exceeding 4 years after the first appointment of a personal representative, provided written notice of the existence of the contract is given to the personal representative within one year after the first appointment of a personal representative. [1979, c. 540, §39 (AMD).]

SECTION HISTORY

1979, c. 540, §39 (AMD).

§3. -- DECREE

If it appears that the plaintiff is entitled to a conveyance, the court may require the personal representative, successor or distributee to convey the estate as the deceased ought to have done. The conveyance shall pass the estate as fully as if made by the contractor. [1979, c. 540, §40 (AMD).]

SECTION HISTORY

1979, c. 540, §40 (AMD).

§4. -- ENFORCEMENT OF DECREE

If the defendant neglects or refuses to convey according to the decree, the court may render judgment for the plaintiff for possession of the land, to hold according to the terms of the intended conveyance, and may issue a writ of seizin as in a real action, under which the plaintiff, having obtained possession, shall hold the premises as effectually as if conveyed in pursuance of the decree; or the court may enforce its decree by any other process.

§5. SPECIFIC PERFORMANCE AFTER DEATH OF PURCHASER

If the person entitled to such conveyance dies before bringing his action, or before the conveyance is completed or such seizin and possession are obtained, his personal representative, or the successor to the property if there is no administration may bring and prosecute such action, and shall be entitled to the conveyance or seizin and possession in like manner as the obligee. [1979, c. 540, §41 (AMD).]

SECTION HISTORY

1979, c. 540, §41 (AMD).

§6. ACTION BY ESTATE REPRESENTATIVES

(REPEALED)

SECTION HISTORY

1979, c. 540, §42 (RP).

§7. COURT AUTHORITY TO CONVEY ON DEATH OF SELLER

(REPEALED)

SECTION HISTORY

1979, c. 540, §42 (RP).

§8. -- NOTICE AND BOND

(REPEALED)

SECTION HISTORY

1979, c. 540, §42 (RP).

**§9. REFUSAL OR INCAPACITY OF SPOUSE TO RELEASE INTEREST;
RIGHTS OF CREDITORS**

(REPEALED)

SECTION HISTORY

1979, c. 540, §42 (RP).

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